

## 60 Newcomb Court, Stamford, Lincs, PE9 1DW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Located on the third floor with views over the front communal gardens, this one bedroom over 60's apartment is close to the town centre and offers a refurbished shower room and kitchen, and a good sized bedroom.

The property comprises a living room with decorative fireplace and storage cupboard and a kitchen with ample storage space, undercounter fridge and countertop cooking facilities.

The bedroom houses a built in wardrobe and the bathroom provides a double shower enclosure with pull down seat and grab rail.

Heating is controlled individually by electric radiators to rooms and the multi-way opening windows are all double glazed.

The complex has secure access with an intercom system and a lift and offers a communal sitting room and gardens, communal laundry room, visitor and resident permit parking.

**Asking Price £100,000 Leasehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Second Floor Apartment
- Communal Area, Lift and Intercom Entry System
- Over 60's Development
- Communal Laundry Room and Gardens
- EPC - D Council Tax - A
- Modernised Kitchen and Shower Room
- Close to the Town Centre
- Updated Electric Heaters
- Ground Rent £522.66 p/a Service Charge £2500 p/a
- No upward chain



**ACCOMMODATION:**

**Entrance Hall**

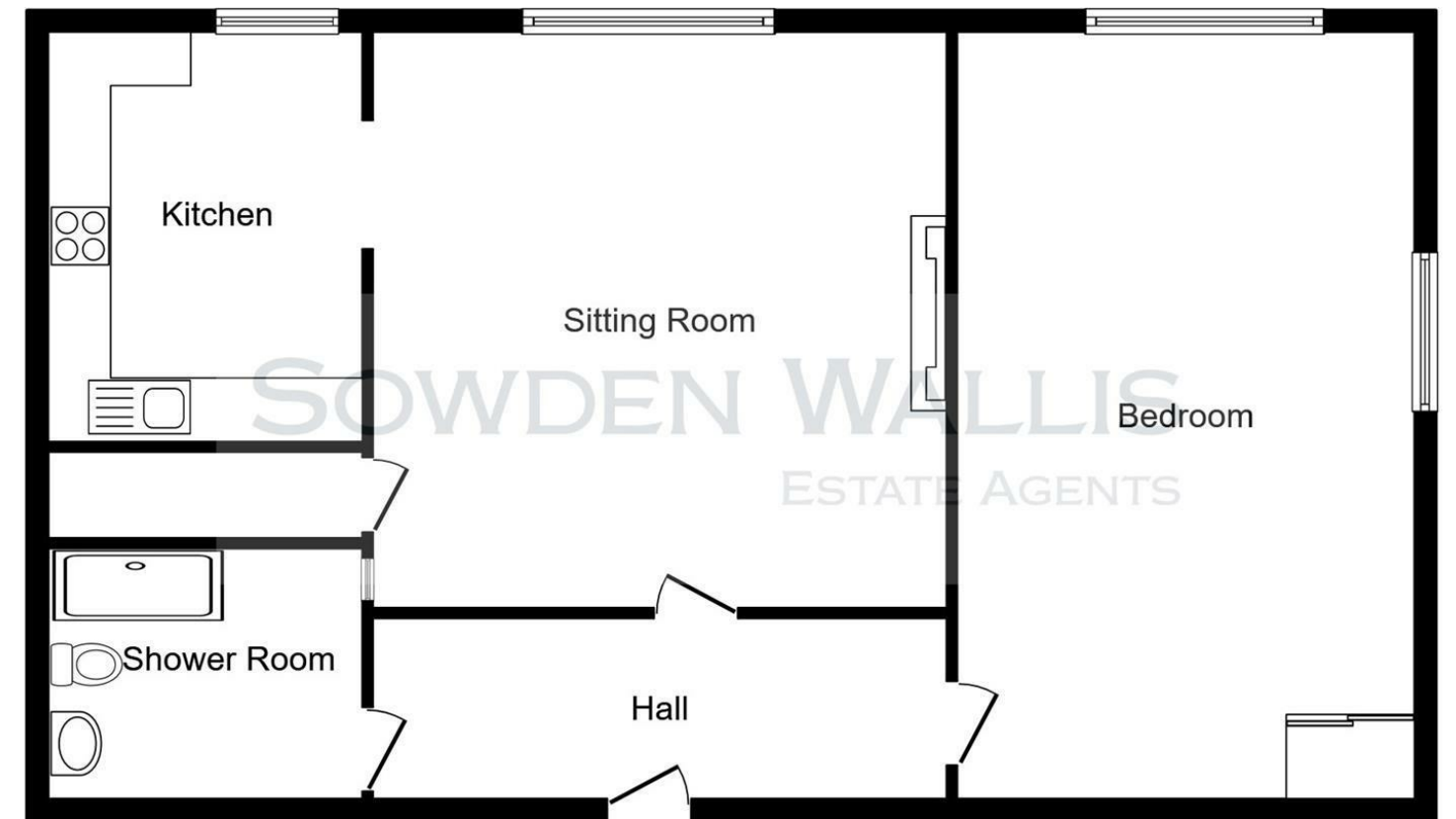
**Living Room**  
4.39m x 3.53m (14'5 x 11'7 )

**Kitchen**  
2.24m x 1.80m (7'4 x 5'11)

**Bedroom**  
5.38m x 2.69m (17'8 x 8'10)

**Shower Room**

**FLOOR PLAN:**



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.